

PGV Special Board Meeting



**North 24 Development
Site Concept Review
Neighborhood Meeting
Airport Terminal Conference Room
November 14, 2024**



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Agenda

- Introduction
- Location
- Purpose and Need
- Design Considerations
- Concepts
- Environmental Assessment Process
- Schedule



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Introduction

- Pitt-Greenville Airport Authority
- Consultant Team
 - McFarland Johnson – Prime
 - Jeff Wood
 - David Rosa
 - HMMH – Noise and Air Quality
 - Dayna Bowen
 - ARK Consulting Group – Engineering
 - Bryan Fagundus
 - Ward and Smith – Legal Counsel
 - Drake Brinkley



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About PGV

- PGV is an Economic Engine for the Community¹
 - 1,225 jobs
 - \$14,203,000 State and Local Taxes
 - Tenant (airlines, rental car companies, airport security) spending
 - \$266,900,000 Total Economic Output
 - Airport capital projects and operations (construction, facility maintenance, services)
- Provides Convenient Local Access to American Airline's Vast Network Through its Growing Charlotte Hub
- Thriving General Aviation Facilities are an Important Economic Development Asset Providing a Diversity of Aeronautical Activities

¹ NCDOT North Carolina The State of Aviation, January 2023, <https://www.ncdot.gov/divisions/aviation/Documents/state-of-aviation.pdf>



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Location and Site Selection



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Site Photos



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Project Purpose and Need

- Responds to Market Needs for Hangars, Maintenance, Repair, and Overhaul (MRO), and Electric Aircraft
- Regional Economic Development
- Create Good Paying Jobs North of the River
- Increase Airport Revenue for Long Term Financial Self Sufficiency
- Meet FAA Design and Safety Standards
- Comply with Relevant Environmental Regulatory Requirements as Good Stewards



300 eCTOL model aircraft. Image: BETA Technologies

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Design Considerations

- Collaboration with Neighbors
- Environmental Stewardship
- Provide Economic Development Opportunities to Greenville, Pitt County, and all of Eastern NC
- Common Themes for Both Concepts
 - Opaque ornamental fencing
 - Vegetative buffer with trees and evergreen bushes
 - Airplane activity concentrated in development core
 - Direct stormwater away from neighborhood
 - Outside 100-year floodplain
 - Electric aircraft charging
 - Diverse revenue opportunities

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Concept 1



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Concept 1



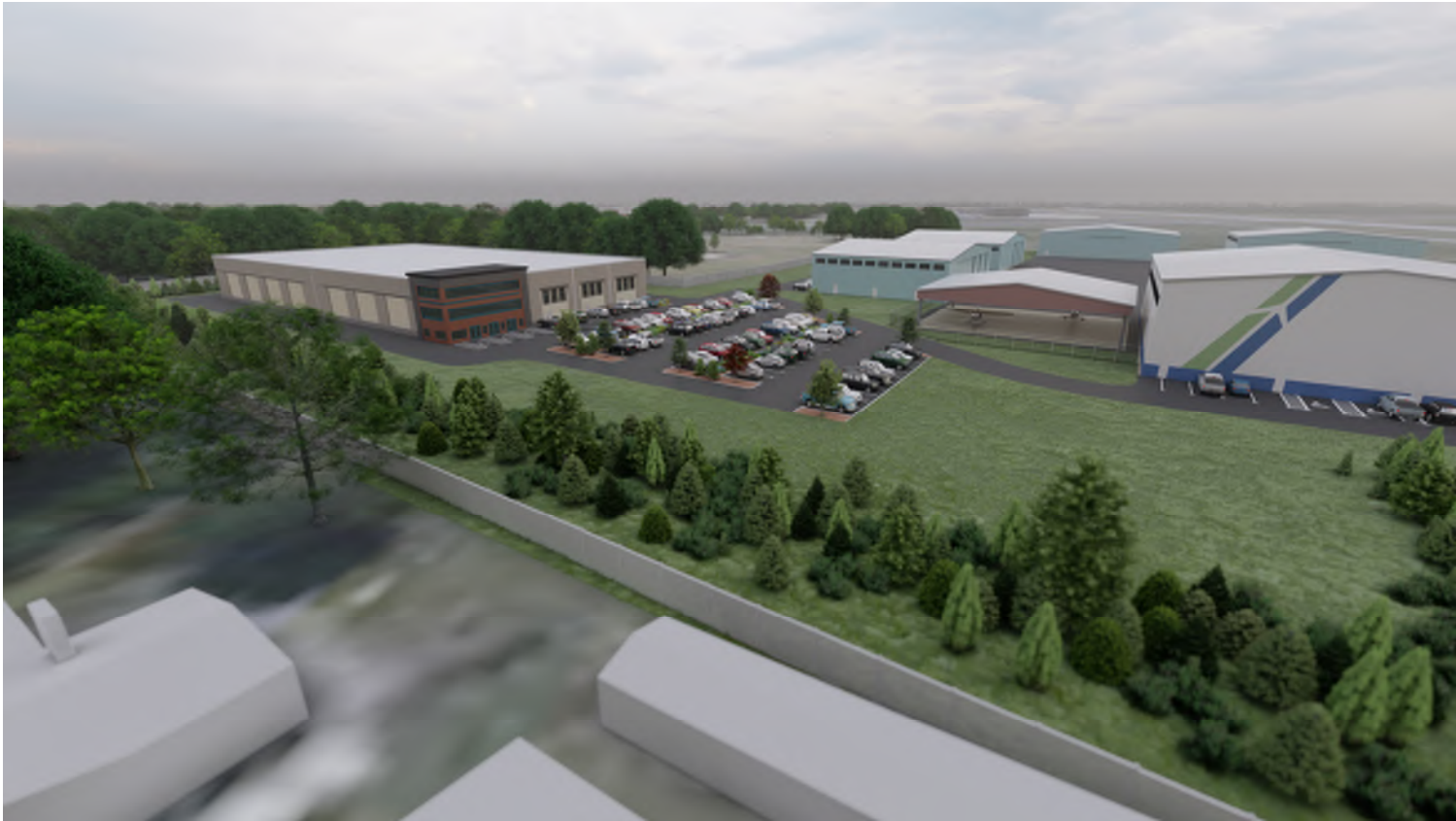
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Concept 1



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Concept 1



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Concept 2



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Concept 2



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Concept 2



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Concept 2



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Concept 2



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Summary

- Concept 1

- Multiple General Aviation Hangars
 - Two 16,000 SF Hangars
 - Four 13,300 SF Hangars
- Aircraft Parking with Sunshade
- 40,500 SF Commercial/Light Industrial Space Available

- Concept 2

- 90,000 SF Maintenance, Repair, and Overhaul (MRO) Facility
- Two 16,000 SF General Aviation Hangars
- 35,250 SF Commercial/Light Industrial Space Available

- Both Concepts Borne by Expressed Interest in Site Development

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Environmental Assessment

- Required for Federal Funding
- Evaluates Environmental Consequences of Proposed Action
- Used for Projects Where Environmental Impacts Are Not Expected to be Significant or Can Be Mitigated to Less Than Significant
- Prepared in Accordance with National Environmental Policy Act (NEPA) Requirements:
 - Council on Environmental Quality Regulations
 - FAA Orders (1050.1F and 5050.4B)

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Environmental Assessment

- ***Air Quality***
- Biological Resources (fish, wildlife, and plants)
- Climate
- Coastal Resources
- DOT Section 4(f)
- Farmlands
- Hazardous Materials, Solid Waste, and Pollution Prevention
- Historical, Architectural, Archeological and Cultural Resources
- Natural Resources and Energy Supply
- ***Noise and Noise Compatible Land Use***
- Socio-economics
- ***Environmental Justice***
- ***Traffic***
- Children's Health and Safety Risks
- Light Emissions
- Visual Resources/Visual Character
- Wetlands
- ***Floodplains***
- ***Surface Waters***
- Groundwater
- Wild and Scenic Rivers
- Permits
- Mitigation

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Environmental Assessment Process

- Develop Purpose and Need (Why)
- Identify Resources (Existing Conditions)
- Develop Alternative(s) (How)
 - No Action alternative is carried forward to end of process
- Evaluate environmental, social, and economic consequences (Impacts)
- Prepare Draft EA for Public Review
- Public Comment (30 Calendar Days)
 - Notification to public via legal notices, PGV website, social media, etc.
- Notification will describe how to comment
- Final EA
 - All comments are included in the public record
 - Substantive comments catalogued and addressed
- FAA Review
 - Issues Finding of No Significant Impact (FONSI), or
 - Requires Environmental Impact Statement (EIS)

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Schedule

- Zoning Process Meetings
 - January 21, 2025 – Planning and Zoning Commission
 - February 13, 2025 – City Council
- Development Process Construction
 - November 2024 – Finalize Preferred Concept
 - December 2024 – Submit “Pen and Ink” ALP change to FAA for Review
 - January 2025 – FAA approves “Pen and Ink”/Initiate NEPA Process
 - April 2025 – Submit Pre-Draft EA to FAA
 - June 2025 – 30-day Public Comment Period Begins
 - October 2025 – FAA Decision

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Thank You!

Contact Information

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